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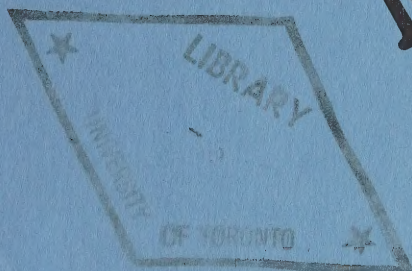
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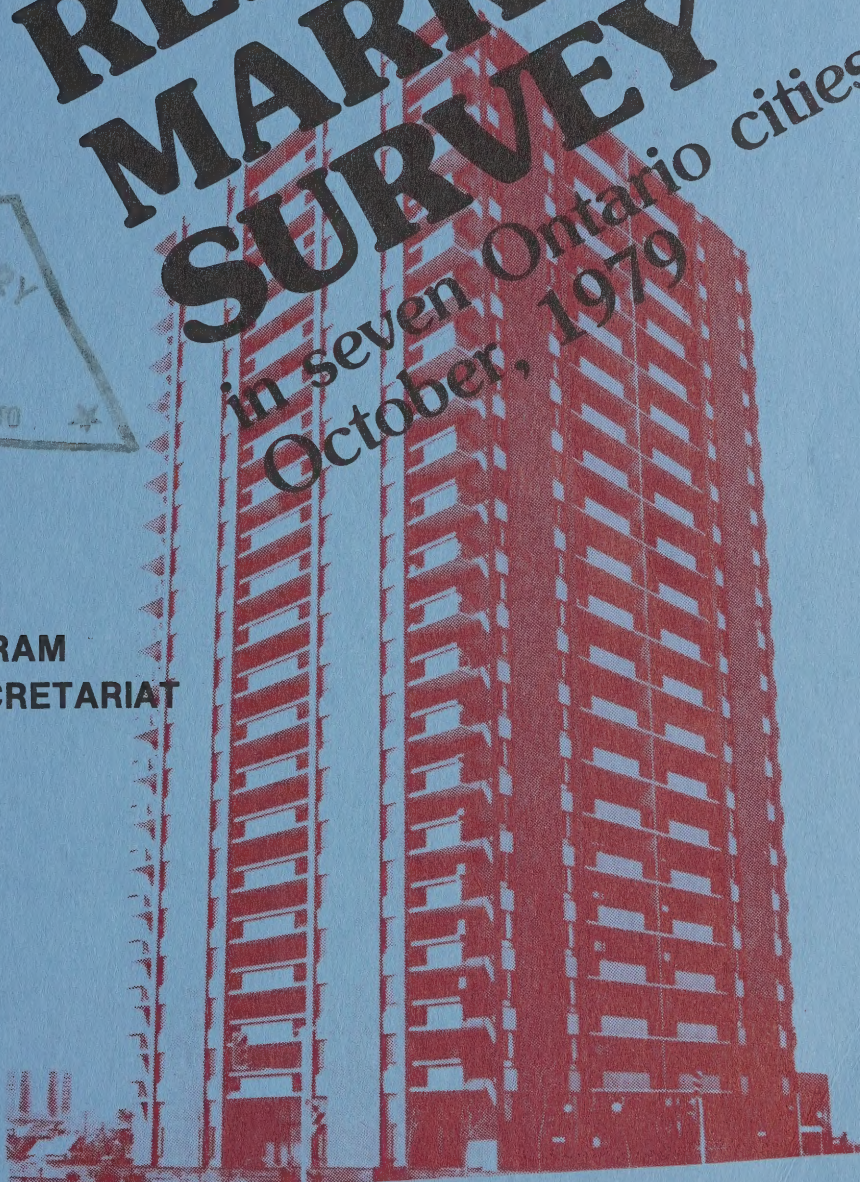
RENTAL MARKET SURVEY

in seven Ontario cities
October, 1979



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Ontario

Ministry of
Housing

RENTAL MARKET SURVEY

in seven Ontario cities
October, 1979

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Minister of Housing

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Deputy Minister

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TABLE OF CONTENTS

	<u>PAGE</u>
BACKGROUND	1
SUMMARY OF RESULTS	6
- Rent Increases	6
- Rent Levels	7
- Maintenance and Services	8
SECTION I - RENT INCREASES	10
- Mover and Non-Mover Groups	10
- Comparison of Percent Rent Increases Among Cities	11
- Comparison of Percent Rent Increase by Annual Family Income and Building Size by City	14
- Comparison of Percent Rent Increase from October to October between 1977 to 1978 and 1978 to 1979 by City	16
- Comparison of Percent Rent Increases between Movers and Non-Movers by City (Mail Survey)	17
SECTION II - RENT LEVELS	30
- Comparison of Rent Level Averages and Distribution among Cities	30
- Comparison of Rent Level Distributions by Bedroom Count and Building Size by City	31

TABLE OF CONTENTS (CONT'D)

	<u>PAGE</u>
SECTION II - RENT LEVELS (CONT'D)	
- Comparison of Separate Charge Amounts Among Cities.	32
- Comparison of Average Rent by Bedroom Count Between October, 1978 and October, 1979 by City.	33
SECTION III - MAINTENANCE AND SERVICES	45
- Comparison of Current Levels and Change in Level of Maintenance and Services Among Cities	45
- Comparison Among Current Levels and Change in the Quality of Maintenance and Services with Various Measures	47
SECTION IV - TECHNICAL APPENDIX	56
- Study Population	56
- Sample Design	57
- Call Back Procedures	58
- Completion Rates	58
- Estimate Precision	59
- Precision of Average and Median Percent Rent Increase	60
- Comparison of Sample Statistics	61

LIST OF TABLES

PAGE

SECTION I

Rent Increases

1.1	Renter Mobility during the Period October 1978 to October 1979.	19
1.2	Percent Non-Movers by Building Size, October 1978 - October 1979.	20
1.3	Distribution of Percent Rent Increase (Non-Movers).	21
1.4	Median and Average Percent Rent Increase Among Non-Movers October 1978 - October 1979.	22
1.5	Percent Rent Increase (Non-Movers) by Annual Family Income.	23
1.6	Percent Rent Increase (Non-Movers) by Building Size.	24
1.7	Percentage of Units with no Rent Increase by Building Size	25
1.8	Percent Renting Same Unit/ Different Unit (1978 and 1979 Rental Market Surveys).	26
1.9	Distribution of Percent Rent Increase (Non-Movers) (1978 and 1979 Rental Market Surveys).	27
1.10	Median and Average Percent Rent Increase (Non-Movers) (1978 and 1979 Rental Market Surveys).	28
1.11	Distribution and Median Rent Increase between Movers and Non-Movers (Mail Survey).	29

LIST OF TABLES (CONT'D)

PAGE

SECTION II

Rent Levels

2.1	October 1979 Average Rents by Bedroom Count	35
2.2	October 1979 Rent Distribution (All Units).	36
2.3	Distribution of Rent by Bedroom Count.	37
2.4	October 1979 Rent Distribution by Building Size.	41
2.5	Distribution of Separate Charge Amounts.	42
2.6	Percent Change in Average October 1979 Rent and Average October 1978 Rent for Total Rental Stock (1978 and 1979 Rental Market Surveys).	43
2.7	Rent Level Distribution October 1978, October 1979 (1978 and 1979 Rental Market Surveys).	44

SECTION III

Maintenance and Services


3.1	Current Quality of Main- tenance and Services - - Tenant Perception -	48
3.2	Change in Level of Main- tenance and Services (Non-Movers) - Tenant Perception -	49
3.3	Current Quality of Main- tenance and Services by Building Size - Tenant Perception -	50

<u>Maintenance and Services (Cont'd)</u>		<u>PAGE</u>
3.4	Current Quality of Maintenance and Services by Annual Family Income - Tenant Perception -	51
3.5	Change in Level of Maintenance and Services (Non-Movers) by Building Size - Tenant Perception -	52
3.6	Change in Level of Maintenance and Services (Non-Movers) by Annual Family Income - Tenant Perception -	53
3.7	Current Level of Maintenance and Services - Tenant Perception - (1978 and 1979 Rental Market Surveys).	54
3.8	Change in Level of Maintenance and Services (Non-Movers) - Tenant Perception - (1978 and 1979 Rental Market Surveys).	55

SECTION IV

Technical Appendix

4.1	Sample Sizes and Completion Rates.	62
4.2	Approximate Precision of Percentage Estimates.	63
4.3	October 1979 Average Rents by Bedroom Count with Descriptive Statistics.	64
4.4	Sample Distribution by Bedroom Count.	65
4.5	Sample Distribution by Building Size.	66
4.6	Sample Distribution by Dwelling Type.	67



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RENTAL MARKET SURVEY IN
SEVEN ONTARIO CITIES - OCTOBER, 1979

Background

The Ontario Ministry of Housing first sponsored a Rental Market Survey in 1975, and the 1979 survey is the fifth in the series. Survey objectives and design have continuously evolved since 1975 with major design changes introduced in 1977. The 1977 design became a stable and mature survey with the addition of refinements in 1978 and 1979. Both the 1978 and 1979 surveys can be considered replications of the 1977 design, and therefore statistics from all three surveys are comparable. Trends in rental markets can be examined in detail since 1977.

All analyses and statistics cited in this report is the work of Policy and Program Development Secretariat staff. The Ministry is solely responsible for all conclusions and statistical quality. The 1979 survey was conducted during October by the consulting firm of Canadian Facts. Canadian Facts also conducted the 1977 and 1978 surveys. The consulting firm conducted telephone interviews among random samples of all private rental households in seven Ontario cities: Hamilton, London, Ottawa, Sudbury, Thunder Bay, Toronto and Windsor. Windsor is a new addition to the survey, but two cities

that were formerly surveyed were not included (Kingston and Sault Ste. Marie).

As in previous years, there are three objectives to the 1979 Rental Market Survey:

1. To determine current rent levels in selected urban areas during October, 1979.
2. To determine annual rent changes faced by individual households since October, 1978.
3. To determine tenant perceptions of building maintenance and services provided by landlords. Both current levels as well as change over the past year are surveyed.

The 1979 survey is expanded to better fulfill the second objective -- measurement of rent change. Previously, rent change for individual units could be calculated only among units where tenants were resident for a minimum of one year (non-movers). Rent levels during the previous October must be surveyed to calculate annual change. Residents of less than one year (movers) cannot reliably provide the information. Measurement of change in maintenance and service also shares this problem. As a result, rent change statistics are calculated among relatively long-term residents (non-movers), and the statistics may be biased. The experience of long-term residents cannot be assumed representative of all renters.

To improve information about rent changes for units when tenants move, three new methods of producing information were tested. The method ultimately chosen is a mail survey of the present residents of units included in the 1978 survey to obtain the October, 1979 rent for those units. The survey was entirely designed and conducted by Ministry of Housing staff.

Other refinements to the 1977 design include minor changes to the format of the statistical tables. The changes are intended to convey the statistical quality of results and indicate limitations that should be placed on interpretation. The limitations result from a survey design which called for the use of moderate sample sizes to control costs. Moderate sample sizes entail the possibility of sizable sampling error, and consideration of sampling error cannot be ignored when evaluating survey results.

Survey estimates are seldom equal to true values, because not all units are measured. If two survey results are too close together, then they cannot be realistically treated as different numbers. For example, if sampling error is large, then an average percent rent increase of 8% in 1978 compared to a 1979 value of 5% may not be safely considered a reduction.

Sampling error is evaluated by formal tests, but presentation of test results is ponderous. However, presentation of statistics in table format invites comparison of the statistics across cities or some other criteria such as building size. Therefore, test results are conveyed by printing statistical tables in two different type faces. For all tables in the body of this report, statistics printed in *Italic* type indicate that the differences are too small to be considered genuine. Statistics that show stronger differences are printed in regular type face.

Many statistical tests can be calculated for each table, but only test results for the most basic level of comparison in a table can be indicated by the *Italics* convention. For example, Table 1.2 gives Percent Non-Movers by Building Size. The comparison is by building size within the same city. Only London shows substantial differences. Substantial differences across the cities may or may not be present. Other tables, such as Table 1.3, presents comparisons among the cities, and the regular type face indicates that at least one city differs substantially from the others. Tables, titles and formats readily indicate whether the tested comparisons are within or across cities.

More detailed comparisons may be examined by referring to Tables 4.2 and 4.3 in the appendix. Table 4.2 gives the precision associated with various percentage estimates and sample sizes, while Table 4.3 gives precision associated with various averages. The precision of a statistical estimate is expressed as a plus and minus range around the sample statistic. The true value is almost certain to fall within the range. Values outside a range can be excluded as possible true values with almost certainty.

The various statistics contained in the report have widely varying precision. Indicators of precision are provided in recognition of the widely varying uses of rent survey statistics. Many uses only require "ball park quality" while other uses require greater precision.

This report provides an analysis of certain data collected in the October, 1979 survey and provides selected comparisons between the 1978 and 1979 Rental Market Surveys. Survey results are presented in three sections: rent increases, rent levels and maintenance and services. A technical appendix follows Section III.

SUMMARY OF RESULTS

I. Rent' Increases

- Median percent rent increases range from 0.3% in Sudbury to 5.9% in Toronto (Table 1.4). However, most increases fall in two categories, no increase and near 6% increase, and the distribution of increases suggest the impact of Rent Review (Table 1.3).
- No substantial difference in percent rent increases between high and low income tenants is present (Table 1.5).
- Units in small buildings receive lower median percent rent increases compared with units in large buildings. As a group, small building tenants receive relatively fewer rent increases, but the increases received tend to be larger than increases for units in large buildings. Analysis of rent increase distributions by building size suggest that a difference in landlord-tenant relationships may be present. The more direct relationship between landlords and tenants in small buildings may result in more moderate rent increases (Table 1.6).

- No substantial differences in the distributions of percent rent increases from September, 1977 to October, 1978 and from October, 1978 to October, 1979 are present (Table 1.9). Typical percent rent increases are also unchanged (Table 1.10).
- Test survey results indicate that units where tenants moved during 1979 have higher percent rent increases than units where tenants did not move. However, substantial numbers of units with no rent increase are also present among mover units. Substantial differences are present in Toronto, Ottawa, Thunder Bay and Sudbury. The results are not entirely conclusive due to small sample sizes (Table 1.11).

II. Rent Levels

- Average rent levels, including separate charges, range from \$206 per month in Sudbury to \$292 per month in Toronto (Table 2.1).
- The relative availability of moderate priced large units is reduced. The number of moderate priced three-bedroom units in 1979 is a smaller percent of all three-bedroom units than in 1978. Toronto and Thunder Bay show the largest

reductions. Rent level distributions by bedroom count for 1978 are presented in Table 2.3.

- The annual rates of increase for average rents range from 4.5% in Hamilton to 10.4% in Ottawa (Table 2.6).
- The larger cities surveyed show a greater incidence of charges for facilities and services in addition to basic rent (separate charges). Higher average rents found in the large cities are associated with separate charges. The relationship may indicate a difference in landlord practices or a greater availability of "extra" services in large cities (Table 2.5).

III. Maintenance and Services

- There are small, but systematic differences in tenant perceptions of maintenance and services are present among the surveyed cities. Tenants in smaller cities tend to perceive higher levels of maintenance and services (Table 3.1).
- Few substantial differences in maintenance levels between low and high income tenants or large and small buildings are present (Tables 3.3 and 3.4).

- No substantial differences among levels of maintenance or rates of maintenance improvement from 1978 to 1979 are present (Tables 3.7 and 3.8).
- Perceived levels of maintenance as well as other measures are related to city size. For example, as the size of a city decreases, average rents tend to decrease, median rent increases tend to be lower, maintenance levels tend to be higher and maintenance tends to be improved from year to year.

I. RENT INCREASES

Mover and Non-Mover Groups

The survey study population is all occupied private rental units with telephone service. Rent increase statistics provide measures about rent change for the units, not the occupants. Measures for tenant households would require a very different study design. The survey includes both units going through the Rent Review process and units not in the process.

The designation "Non-Mover" refers to units where the October, 1978 residents are the same residents surveyed in October, 1979. The rent increase statistics presented in most tables are calculated only among non-movers, because mover tenants cannot provide October, 1978 rent for the surveyed unit. No adequate method to identify and contact former tenants has been developed. Rent change statistics among units where tenant moves have occurred are presented at the end of Section I.

The distribution of non-movers across cities and building size is important to interpretation of rent

increase statistics, because most statistics are calculated among non-movers. If the distributions are not similar, then the statistics could be extremely biased. Tables 1.1 and 1.2 give the distribution of non-movers. Each table indicates similar, but not identical distributions. Percent non-movers across cities range from 50.9% in Thunder Bay to 64.5% in Toronto. Distributions across building size cannot be considered different except in London where the percent age of non-movers ranges from 53.4% in large apartments to 36.4% in small apartments. The distributions are similar enough to consider rent increase statistics free from these sources of bias.

Comparison of Percent Rent Increases Among Cities

An overall difference in percent rent increases can be found among the cities, but Sudbury accounts for most of the difference. As indicated in Table 1.3, Sudbury has 62.2% of cases with no rent increase while Thunder Bay is next highest at a much lower 40.7%. The three largest cities (Toronto, Ottawa and Hamilton) have relatively few cases with no increase. Apparently, the INCO strike affected the rental market in Sudbury. Differences are also present in the 5.1 - 7.5% increase category. The three largest

cities have relatively large numbers of increases in the category, while Sudbury is low by a wide margin with only 15.9% of cases near 6% increase.

Interestingly, the cities with few cases in the no increase category have high numbers of increases around 6% (5.1 - 7.5%), and those with many cases in the no increase category have few increases near 6%. The relationship in terms of rankings is exact.

Categories other than no increase and 5.1 - 7.5% are very similar across the cities, and the distribution suggests the effect of rent review.* The majority of tenants (from 63.0% in Toronto to 78.1% in Sudbury), either receive increases of around 6% or receive no increase. The distribution of percent increases is extremely important in interpretation of the median** and average percent increases reported in Table 1.4. Landlords in cities with lower median increases do not given smaller increases than other cities; they give fewer increases.

The bulk of cases fall in two widely separated categories (no increase and 5.1 - 7.5%), and measures of central

* Rent increases for units first occupied prior to 1976 are limited to 6% annual increase. Higher increases must go through the Rent Review process.

** Medians are values such that 50% of cases fall below and 50% fall above the medians.

tendency, such as averages and medians "split the difference" between the two categories. The result is that the averages, and medians to a lesser extent, fall in regions where few cases are present. For example, the Sudbury average increase for all units is 3.4% but only 6.9% of cases (Table 1.3) fall near the 3.4% average. Generally, the average is interpreted as a representation of the typical case, but that interpretation is not appropriate given the distribution of rent increases. In addition, sample averages are extremely unreliable estimators of the true averages in such situations. Medians are better representations of the typical case and are much more reliable.

Averages calculated only among cases with rent increases are better estimators, but the typical increase is still not well represented. Only 9.6% of cases fall near the Thunder Bay average percent increase of 8.0%.

Close examination of Tables 1.3 and 1.4 indicate that rent increases of 6% are extremely typical, if medians are interpreted as representing the typical case.

The median percent increases for all units in which an increase took place range from 6.0 - 6.3%. When the no increase units are included, 6.0% increase is

still a fairly typical increase. The medians range from 5.3 - 5.9% except for Thunder Bay (4.0%) and Sudbury (0.3%). A zero increase is a very typical increase in Sudbury, and the median is close to zero at 0.3%.

Comparison of Percent Rent Increase by Annual
Family Income and Building Size by City.

The distribution of rent increases by income is presented in Table 1.5. The distribution for low and high income families are remarkably similar in each city. There is no suggestion that percent rent increase is related to income.

Percent rent increase distributions by building size are presented in Tables 1.6 and 1.7. Table 1.6 shows that strong differences in rent increase are present between small and large buildings.

In each city:

- small buildings have relatively more units in the no increase category than large buildings.
- large buildings have relatively more units around 6% rent increase than small buildings.
- small buildings have relatively more cases with rent increases over 15% than large buildings.

The strong differences in percent rent increase across building size suggest something about the workings of the rental market. Landlord-tenant relations in small and large buildings tend to be different. Large buildings have professional management, and most tenants have formal one-year leases. The six-percent increase upon lease renewal is almost automatic. Many smaller buildings have resident landlords, and landlord-tenant relationships tend to be social as well as business. Consequently, small building landlords may be more reluctant to ask for rent increases. Less frequent, but larger increases tend to result. In addition, the small landlord may be less able to recover property damages, and retaining "good tenants" by foregoing rent increases may be preferable.

If the above scenario is accurate, then the following conclusions are warranted:

- As a group, tenants in small buildings receive slightly lower typical percent rent increases. The greater number of units in small buildings with low or no increase more than offsets the number of large increases. As a result, median rent increases for units in small buildings are less than the medians for large buildings (Table 1.6).
- The operation of rent review heavily conditions the market in large buildings.

- Personal relationships between landlords and tenants partially moderate the operation of rent review among small buildings.
- As a group, tenants in large cities experience slightly higher increases, because a larger percentage of units are located in large buildings. (Compare the medians for Toronto, Ottawa and Hamilton to other cities in Table 1.4).

Comparison of Percent Rent Increase from October to
October between 1977 to 1978 and 1978 to 1979 by City

Comparisons of 1978 and 1979 results are presented in Tables 1.8, 1.9 and 1.10. The 1978 and 1979 percent rent increase results are remarkably similar. No suggestion of any genuine difference is present in the tables. The apparently substantial difference between distributions for London, Thunder Bay and Sudbury are within the range of possible sampling error. Smaller sample sizes were used in 1978, and the discriminating power of appropriate tests is limited by the smaller samples.

A conclusion of no substantial change in levels of rent increase since October, 1978 should not be surprising. The result is consistent with most opinion, and the similarity of 1978 and 1979 results should be taken as testament to the stability and quality of the survey.

Comparison of Percent Rent Increases between
Movers and Non-Movers by City (Mail Survey)

Information about rent increases for units when tenants move was obtained from a mail survey. The survey was taken among the present occupants of units included in the 1978 survey. Respondents reported October, 1979 rent and date of residence. October, 1978 rent was taken from the 1978 survey data file, and date of residence divides respondents into mover and non-mover groups.

Comparison between mover and non-mover rent increase distributions, average rents and median rent increase is presented in Table 1.11. A substantial difference between mover and non-mover median increase is present only in Toronto, but four distributions show substantial differences. The cities are Toronto, Ottawa, Sudbury and Thunder Bay, and all the differences indicate that mover units are subject to a greater incidence of high percentage rent increase (greater than 10%) than are non-mover units. Surprisingly, the percent of units with no rent increase is similar for mover and non-mover units in each of the four cities except Sudbury. All cities show substantial numbers of no rent increases for mover units, and the percent of no increase units in many cities is larger than might be expected. Possible explanations are: only one increase of any size per year

is allowed under rent review, and an increase may have occurred for a previous tenant. Some units, for example, luxury units not under rent review, may be at market rent levels. The units may not be able to be rented at increased rent.

The above differences are established even though sample sizes are small. However, the results cannot be used without qualification, because the sample cannot be considered truly representative. The survey was a test, because unit addresses were not systematically recorded during the 1978 survey. Therefore, many units in the 1978 survey could not be contacted.

Lack of response combined with at least 35% unusable addresses reduced the overall response rate to 18% of total 1978 units. Such a response rate is too low for general use, even though no substantial differences between the respondents and the total 1978 sample of units can be found. Therefore, the results must be taken to represent some unspecified group of renters. The group may be close to the general population of renters, but that cannot be known with certainty.

TABLE 1.1

RENTER MOBILITY DURING THE PERIOD
OCTOBER 1978 TO OCTOBER 1979

Municipality	NON-MOVERS Rented Same Unit (%)	M O V E R S				Total (%)	Sample Size
		Rented Different Unit Within Same City (%)	Lived in Same City But Did Not Rent Oct '78 (%)		Lived In Different City Oct '78 (%)		
Metro Toronto	64.5	17.9	8.6	9.0	100	745	
Ottawa	60.2	22.4	6.2	11.2	100	722	
Hamilton	63.3	15.3	7.8	13.6	100	567	
Windsor	52.5	17.4	14.3	15.8	100	714	
London	51.1	20.0	10.8	18.1	100	845	
Thunder Bay	50.9	19.2	13.8	16.1	100	796	
Sudbury	59.3	16.5	9.2	15.0	100	921	

TABLE 1.2

PERCENT NON-MOVERS BY BUILDING SIZE
OCTOBER 1978 - OCTOBER 1979

APARTMENT STRUCTURES

<u>Municipality</u>	<u>6 Units or More (%)</u>	<u>3 To 5 Units (%)</u>	<u>Structures with 1 - 2 Units (%)</u>	<u>All Structures (%)</u>
Metro Toronto	64.6	63.9	63.5	64.3
Ottawa	58.8	58.8	62.7	60.1
Hamilton	64.3	61.4	61.3	63.2
Windsor	53.2	49.2	53.3	52.5
London	53.4	36.4	52.3	50.9
Thunder Bay	55.3	51.1	46.3	50.8
Sudbury	56.6	61.6	60.9	59.3

NOTE: Statistics may differ slightly from Table 1.1
due to rounding procedures and missing data.

TABLE 1.3

DISTRIBUTION OF PERCENT
RENT INCREASE (NON-MOVERS)

<u>Municipality</u>	<u>Zero and Less (%)</u>	<u>0.1 -2.5 (%)</u>	<u>2.6 -5.0 (%)</u>	<u>5.1 -7.5 (%)</u>	<u>7.6 -10.0 (%)</u>	<u>10.1 -15.0 (%)</u>	<u>15.1 -20.0 (%)</u>	<u>Over 20.0 (%)</u>	<u>Total (%)</u>	<u>Sample Size</u>
Metro Toronto	19.1	2.3	11.9	43.9	8.3	9.8	3.0	1.7	100	471
Ottawa	22.2	3.9	12.5	41.9	8.5	5.5	2.3	3.2	100	433
Hamilton	23.8	2.0	14.9	41.0	7.2	7.4	1.1	2.6	100	349
Windsor	33.0	1.4	10.3	38.0	6.2	7.3	1.9	1.9	100	370
London	33.0	1.9	11.6	38.1	7.8	5.7	1.4	0.5	100	424
Thunder Bay	40.7	0.8	14.1	23.4	9.6	6.8	2.3	2.3	100	397
Sudbury	62.2	1.3	6.9	15.9	4.3	5.0	0.9	3.5	100	540

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21

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TABLE 1.4

MEDIAN AND AVERAGE PERCENT
RENT INCREASE AMONG NON-MOVERS
OCTOBER 1978 - OCTOBER 1979

<u>Municipality</u>	<u>Median Percent Increase Among Units with Rent Increases</u>	<u>Median Percent Increase Among All Units **</u>
Metro Toronto	6.2 (8.0)*	5.9 (6.3)
Ottawa	6.0 (7.7)	5.6 (5.9)
Hamilton	6.0 (8.1)	5.6 (6.1)
Windsor	6.1 (7.6)	5.5 (5.1)
London	6.0 (6.7)	5.3 (4.5)
Thunder Bay	6.2 (8.0)	4.0 (4.6)
Sudbury	6.3 (9.3)	0.3 (3.4)

* Averages in brackets.

** Averages become extremely unstable with the addition of zero increase cases.

TABLE 1.5

PERCENT RENT INCREASE (NON-MOVERS)
BY ANNUAL FAMILY INCOME

<u>Municipality</u>		<u>Annual Family Income</u>	<u>Zero And Less (%)</u>	<u>0.1 -2.5 (%)</u>	<u>2.6 -5.0 (%)</u>	<u>5.1 -7.5 (%)</u>	<u>7.6 -10.0 (%)</u>	<u>10.1 -15.0 (%)</u>	<u>15.1 -20.0 (%)</u>	<u>Over 20.0 (%)</u>	<u>Total (%)</u>	<u>Sample Size</u>
Metro Toronto		-Less than \$15,000	19.4	2.4	10.4	46.0	10.0	6.6	3.3	1.9	100	211
		-\$15,000 and over	18.5	2.1	13.0	43.3	6.3	12.6	2.9	1.3	100	238
Ottawa		-Less than \$15,000	25.2	5.0	7.5	34.6	13.2	6.9	2.5	5.0	100	159
		-\$15,000 and over	21.2	3.3	15.1	44.5	6.1	5.3	2.0	2.4	100	245
Hamilton		-Less than \$15,000	18.8	1.9	17.5	42.9	7.1	7.8	0.6	3.2	100	154
		-\$15,000 and over	28.0	2.4	13.1	38.7	7.1	7.7	1.2	1.8	100	168
Windsor		-Less than \$15,000	33.9	0.5	12.6	38.3	4.9	6.6	1.6	1.6	100	183
		-\$15,000 and over	29.0	2.6	9.0	40.6	8.4	7.1	1.9	1.3	100	155
London		-Less than \$15,000	36.8	1.3	12.0	38.0	6.0	4.3	1.3	0.4	100	234
		-\$15,000 and over	30.3	3.0	11.5	38.2	8.5	6.1	1.8	0.6	100	165
Thunder Bay		-Less than \$15,000	40.6	1.7	11.7	21.1	10.0	8.3	3.9	2.8	100	180
		-\$15,000 and over	41.5	0.0	16.4	23.6	8.7	6.7	1.0	2.1	100	195
Sudbury		-Less than \$15,000	62.9	2.0	5.1	15.6	3.5	4.7	1.6	4.7	100	256
		-\$15,000 and over	59.2	0.8	9.4	16.3	5.3	5.7	0.4	2.9	100	245

NOTE: Sample sizes may differ slightly from Table 1.3 due to missing data.

TABLE 1.6

PERCENT RENT INCREASE (NON-MOVERS)
BY BUILDING SIZE

Municipality	Building Size	Zero and Less										Over			Median Percent Increase	Sample Size
		(%)	0.1 -2.5	2.6 -5.0	5.1 -7.5	7.6 -10.0	10.1 -15.0	15.1 -20.0	20.0	Total	(%)	(%)	(%)			
Metro Toronto	-Less than 6 units	35.2	0.7	7.4	32.4	8.1	10.1	4.1	2.0	100	5.6	148				
	-6 units or more	11.8	3.1	13.9	49.2	8.4	9.6	2.5	1.5	100	6.0	323				
Ottawa	-Less than 6 units	31.8	2.8	11.8	33.2	9.0	5.7	1.4	4.3	100	5.2	211				
	-6 units or more	13.1	5.0	13.1	49.8	8.1	5.4	3.2	2.3	100	5.8	222				
Hamilton	-Less than 6 units	45.2	1.6	14.8	21.9	5.5	4.7	0.0	6.3	100	2.9	212				
	-6 units or more	11.3	2.3	14.9	52.1	8.1	9.0	1.8	0.5	100	5.9	350				
Windsor	-Less than 6 units	49.9	0.0	5.8	25.8	5.8	7.9	1.1	3.7	100	0.5	190				
	-6 units or more	15.0	2.8	15.0	51.0	6.7	6.7	2.8	0.0	100	5.8	180				
London	-Less than 6 units	52.5	2.4	7.3	22.6	8.5	4.9	1.2	0.6	100	0.5	164				
	-6 units or more	20.8	1.5	14.2	48.1	7.3	6.2	1.5	0.4	100	5.7	260				
Thunder Bay	-Less than 6 units	54.8	0.4	10.5	15.5	9.2	4.6	2.5	2.5	100	0.4	238				
	-6 units or more	20.1	1.3	19.5	35.1	10.1	10.1	1.9	1.9	100	5.7	159				
Sudbury	-Less than 6 units	72.2	0.9	3.6	10.7	3.3	3.9	0.9	4.5	100	0.2	336				
	-6 units or more	45.4	2.0	12.3	24.5	5.9	6.9	1.0	2.0	100	3.1	204				

NOTE: Statistics may differ slightly from Table 1.3 and 1.7 due to missing data.

TABLE 1.8

PERCENT RENTING SAME UNIT/DIFFERENT UNIT
(1978 AND 1979 RENTAL MARKET SURVEYS)

Municipality	October 1978 To October 1979		October 1977 To October 1978	
	Same Unit (%)	Different Unit (%)	Same Unit (%)	Different Unit (%)
Metro Toronto	64	36	67	33
Ottawa	60	40	60	40
Hamilton	63	37	63	37
Windsor	53	47	*	*
London	51	49	51	49
Thunder Bay	51	49	54	46
Sudbury	59	41	60	40

* Windsor was not surveyed in the 1978 Rental Market Survey.

NOTES: Statistics may differ slightly from Table 1.1 due to rounding procedures.

The *Italics* indicate statistical test results for comparisons among the cities. The 1978-1979 and 1977-1978 differences in a particular city may or may not be substantial.

TABLE 1.7

PERCENTAGE OF UNITS WITH NO RENT INCREASE
BY BUILDING SIZE

<u>Municipality</u>	<u>6 Units or More</u>		<u>Less than 6 Units</u>		<u>All Units</u>	
	($\%$)		($\%$)		($\%$)	
Metro Toronto	11.8		35.1		19.1	
Ottawa	13.1		31.8		22.2	
Hamilton	11.3		45.3		23.8	
Windsor	15.0		50.0		33.0	
London	20.8		52.4		33.0	
Thunder Bay	20.1		54.6		40.8	
Sudbury	45.6		72.3		62.2	

NOTE: Statistics may differ slightly from Table 1.3 due to rounding procedures.

TABLE 1.9

DISTRIBUTION OF PERCENT RENT INCREASE (NON-MOVERS)
(1978 AND 1979 RENTAL MARKET SURVEYS)

Municipality	Survey Year	Zero And Less (%)	0.1		5.1		7.6		10.1		15.1		Over		Total (%)	Sample Size
			-5.0 (%)		-7.5 (%)		-10.0 (%)		-15.0 (%)		-20.0 (%)		20.0 (%)			
Metro Toronto	- 1979	19.1	14.2	43.9	8.3	9.8	3.0	1.7	100	471						
	- 1978	20.0	13.0	38.1	12.9	9.1	3.1	3.8	100	767						
Ottawa	- 1979	22.2	16.4	41.9	8.5	5.5	2.3	3.2	100	433						
	- 1978	20.5	14.4	40.0	11.5	7.8	2.9	2.9	100	626						
Hamilton	- 1979	23.8	16.9	41.0	7.2	7.4	1.1	2.6	100	349						
	- 1978	24.2	15.6	38.1	10.8	7.1	2.1	2.1	100	675						
London	- 1979	33.0	13.5	38.1	7.8	5.7	1.4	0.5	100	424						
	- 1978	29.8	10.1	39.0	10.1	6.4	1.4	3.2	100	218						
Thunder Bay	- 1979	40.7	14.9	23.4	9.6	6.8	2.3	2.3	100	397						
	- 1978	37.3	10.3	30.0	11.7	5.6	2.3	2.8	100	214						
Sudbury	- 1979	62.2	8.2	15.9	4.3	5.0	0.9	3.5	100	540						
	- 1978	54.6	5.9	17.0	8.5	6.8	3.8	3.4	100	236						

NOTE: Windsor was not surveyed prior to 1979 and is omitted from this table.

TABLE 1.10

MEDIAN AND AVERAGE PERCENT RENT INCREASE (NON-MOVERS)
(1978 AND 1979 RENTAL MARKET SURVEYS)

Municipality	October 1978 to October 1979		October 1977 to October 1978	
	Median Percent Increase Among Units With Rent Increases	Median Percent Increase Among All Units **	Median Percent Increase Among Units With Rent Increases	Median Percent Increase Among All Units
Metro Toronto	6.2 (8.0)*	5.9 (6.3)	6.3 (8.5)	5.9 (6.8)
Ottawa	6.0 (7.7)	5.6 (5.9)	6.2 (8.5)	6.0 (6.8)
Hamilton	6.0 (8.1)	5.6 (6.1)	6.1 (8.0)	5.8 (6.1)
London	6.0 (6.7)	5.3 (4.5)	6.0 (8.6)	5.7 (6.0)
Thunder Bay	6.2 (8.0)	4.0 (4.6)	6.5 (8.5)	5.4 (5.4)
Sudbury	6.3 (9.3)	0.3 (3.4)	7.6 (10.1)	0.0 (4.6)

* Averages in brackets

** Averages become extremely unstable with the addition of zero increase cases.

NOTES: Windsor was not surveyed prior to 1979 and is omitted from this table.

The *Italics* indicate statistical test results for comparisons between 1978-1979 and 1977-1978 differences in individual cities. Table 1.4 indicates 1978-1979 test results among the cities.

TABLE 1.11

DISTRIBUTION AND MEDIAN RENT INCREASE
BETWEEN MOVERS AND NON-MOVERS
(MAIL SURVEY)

Municipality	Zero And Less (%)		0.1 -2.5 (%)		2.6 -5.0 (%)		5.1 -7.5 (%)		7.6 -10.0 (%)		10.1 -15.0 (%)		15.1 -20.0 (%)		Over 20.0 (%)		Total (%)	Oct/79 Avg. Rent (\$)	(Oct./78- Oct./79) Median Increase (%)	Sample Size
Metro Toronto																				
- Non-Movers	21.2	2.6	9.3	52.4	2.6	9.9	0.0	2.0									100	295	5.8 (4.0)*	151
- Movers	19.4	8.3	5.6	16.7	5.6	16.7	8.3	19.4									100	317	7.5 (16.4)*	36
Ottawa																				
- Non-Movers	18.1	5.4	9.4	44.3	6.0	9.4	2.7	4.7									100	276	5.9 (6.0)	149
- Movers	27.2	9.1	3.9	23.4	3.9	13.0	9.1	10.4									100	292	5.9 (5.7)	77
Hamilton																				
- Non-Movers	12.9	3.6	10.1	46.8	5.8	15.1	1.4	4.3									100	241	6.0 (7.6)	139
- Movers	23.8	2.4	14.3	30.9	11.9	4.8	7.1	4.8									100	241	5.9 (5.1)	42
Kingston																				
- Non-Movers	29.8	4.3	12.8	29.7	6.4	8.5	2.1	6.4									100	271	5.5 (5.8)	47
- Movers	34.3	0.0	17.1	25.7	5.7	2.9	2.9	11.4									100	263	4.4 (6.4)	35
London																				
- Non-Movers	26.2	0.0	8.2	44.3	8.2	8.2	0.0	4.9									100	234	5.8 (6.2)	61
- Movers	16.7	10.0	13.3	33.3	10.0	10.0	0.0	6.7									100	227	5.5 (6.5)	30
Sault Ste. Marie																				
- Non-Movers	33.0	4.2	6.3	41.8	2.1	2.1	4.2	6.3									100	222	5.5 (3.8)	48
- Movers	21.7	0.0	4.3	30.6	8.7	21.7	0.0	13.0									100	232	6.3 (8.7)	23
Sudbury																				
- Non-Movers	54.1	4.2	8.3	22.9	4.2	2.1	2.1	2.1									100	210	0.4 (3.3)	48
- Movers	12.5	6.3	12.5	31.1	0.0	18.8	6.3	12.5									100	199	6.5 (17.6)	16
Thunder Bay																				
- Non-Movers	32.4	0.0	20.6	38.2	5.9	0.0	2.9	0.0									100	264	4.5 (2.3)	34
- Movers	32.0	0.0	8.0	16.0	8.0	12.0	0.0	24.0									100	291	6.3 (10.0)	25

* Average increases are in brackets.

II. RENT LEVELS

Comparison of Rent Level Averages and Distributions among Cities

Table 2.1 and 2.2 give average rent levels, including separate charges, and distributions among the cities. Average rents for all units vary considerably from city to city, and Table 2.1 indicates a range from \$206 per month including separate charges for Sudbury to \$292 in Toronto. The separate averages for 1, 2 and 3 bedroom units generally rank order by city the same as the averages for all units.

The rent distributions given in Table 2.2 have a very different form than the distributions of percent rent increase. The distributions are similar to normal distributions, and therefore averages better represent the typical rent level. However, the averages are not particularly good representations, because the distributions are fairly flat. A large proportion of cases are far from the average, and the rent distributions for most cities overlap. For example, although the average rent in Sudbury is substantially lower than for Toronto, about 10% of Sudbury units are more expensive than the Toronto averages while about 15% of Toronto units are less expensive than

the Sudbury average. From this perspective, rental levels among the cities are more similar than is apparent from just an examination of the averages.

Comparison of Rent Level Distributions by
Bedroom Count and Building Size by City

Table 2.3 gives the distribution of rent levels by bedroom count. The table contains a great many statistics, and thorough examination would be lengthy. However, a brief examination reveals that some types of units comprise very small percentages of the total private rental stock. For example, moderately priced (less than \$275/month) three-bedroom units comprise only 15.8% of all three-bedroom units in Toronto, and 26.2% in Thunder Bay. The percentages are approximately 8% less than a year ago, and several cities registered 13% reduction in the relative availability of those type units.

Table 2.4 gives rent level distributions and averages by building size. Rent level differences between building size can be found in most cities, but the patterns are dissimilar. In most cities, the bulk of low to moderate priced units are in small buildings.

Therefore, average rents in small buildings are lower. However, in Toronto, Ottawa and Hamilton, many luxury and larger units are located in small buildings, and average rents for small buildings are higher than for large buildings.

In the three largest cities, small building rents occupy the low and high end of the rent spectrum while large building rents occupy the middle range. However, the existence of small building luxury and larger units in large cities should not obscure the fact that a large part of low priced stock is supplied by small buildings in all cities.

Comparison of Separate Charge Amounts Among Cities

Table 2.5 provides distributions of the amount of charges beyond the base rent for a unit*. In the smaller cities (Windsor, London, Thunder Bay and Sudbury), separate charges occur in less than 10% of the cases surveyed. However, in the larger cities (Toronto, Ottawa and Hamilton), separate charges are more prevalent (29%, 30% and 22% of the cases respectively).

*

Separate charges are payments made directly to landlords for facilities and services that are not included in the basic rent. Parking and recreational facilities are the most common examples.

Since separate charges are included in the calculation of average rents, the higher average rents found in larger cities is related to the payment of separate charges. The higher incidence of separate charges in larger cities may reflect differences in landlord practices or a greater availability of 'extra' facilities in larger cities.

Comparison of Average Rent by Bedroom Count Between
October, 1978 and October, 1979 by City

Average rent levels by bedroom count for the 1978 and 1979 surveys are presented in Table 2.6. The 1978 to 1979 differences in average rents are all substantial except for one-bedroom units in Sudbury. Average rents increased from 4.5% in Hamilton to 10.4% in Ottawa.

The percent change statistics in Table 2.6 are provided to enable quick comparison of the rates of change among cities. The comparison is at the city level, and the statistics do not represent average rent increases faced by the individual tenant. The percent change statistics cannot be used as a substitute for average rent increases among both movers and non-movers. Many factors can combine to create

situations where the present change in average rent levels from year to year is greatly different than average individual rent change. For example, luxury units coming on to the market during a year greatly increases the percent change in average rent levels. However, average individual rent change is not affected since nobody previously lived in the units.

TABLE 2.1

OCTOBER 1979 AVERAGE RENTS
BY BEDROOM COUNT

<u>Municipality</u>	<u>1 Bedroom</u> (<u>\$</u>)	<u>2 Bedroom</u> (<u>\$</u>)	<u>3 Bedroom</u> (<u>\$</u>)	<u>All Units</u> (<u>\$</u>)
Metro Toronto	254	305	370	292 ± 7.00
Ottawa	250	290	328	286 ± 6.75
Hamilton	197	245	297	234 ± 5.50
Windsor	215	244	256	230 ± 5.84
London	210	250	294	243 ± 4.90
Thunder Bay	215	271	311	256 ± 5.78
Sudbury	182	207	238	206 ± 4.26

NOTE: The precision of averages for 1, 2 and 3 bedroom units is much less than precision stated for all units. See Table 4.3 for detail.

TABLE 2.2

OCTOBER 1979 RENT DISTRIBUTION
(ALL UNITS)

Municipality	To \$150 (%)	\$151 -200 (%)	\$201 -225 (%)	\$226 -250 (%)	\$251 -275 (%)	\$276 -300 (%)	\$301 -350 (%)	\$351 -450 (%)	Over \$450 (%)	Total (%)	Sample Size
Metro Toronto	3.9	9.9	6.5	16.0	11.9	14.2	18.8	13.9	4.9	100	739
Ottawa	3.7	12.9	9.3	12.7	13.6	11.6	16.8	15.2	4.2	100	722
Hamilton	9.4	24.1	16.7	16.5	12.1	6.9	9.3	4.6	0.4	100	562
Windsor	15.0	25.3	8.0	18.4	9.4	9.6	9.8	3.7	0.8	100	712
London	7.5	19.7	14.6	21.1	11.5	9.0	10.9	4.6	1.1	100	841
Thunder Bay	11.3	16.4	8.4	10.6	12.4	14.9	14.7	10.5	0.8	100	790
Sudbury	22.4	30.4	10.6	15.4	7.9	6.2	4.8	2.2	0.1	100	917

TABLE 2.3A

DISTRIBUTION OF RENT BY BEDROOM COUNT

October 1979 Rent	M E T R O T O R O N T O			O T T A W A		
	1 Bedroom (%)	2 Bedroom (%)	3 Bedroom (%)	1 Bedroom (%)	2 Bedroom (%)	3 Bedroom (%)
To \$150	2.9	1.7	1.9	4.2	1.6	2.4
\$151 - 200	13.2	5.9	3.7	17.3	8.7	10.8
\$201 - 225	11.8	2.1	0.9	14.3	6.3	4.2
\$226 - 250	24.6	12.8	3.7	18.1	11.5	7.2
\$251 - 275	16.2	11.7	5.6	20.8	14.2	7.8
\$276 - 300	12.9	20.3	7.5	11.0	17.0	8.4
\$301 - 350	15.1	24.8	24.3	9.7	26.4	15.7
\$351 - 450	2.9	16.6	39.3	4.2	12.3	36.3
\$451+	0.4	4.1	13.1	0.4	2.0	7.2
Total (%)	100	100	100	100	100	100
Sample Size	272	290	107	237	253	166

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TABLE 2.3B

DISTRIBUTION OF RENT BY BEDROOM COUNT

October 1979 Rent	H A M I L T O N			W I N D S O R		
	1 Bedroom	2 Bedroom	3 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom
	(%)	(%)	(%)	(%)	(%)	(%)
To \$150	15.8	0.4	4.2	16.7	10.8	12.4
\$151 - 200	38.5	18.0	8.4	22.6	27.0	19.8
\$201 - 225	24.2	16.8	5.3	14.4	5.0	1.7
\$226 - 250	14.7	22.5	9.5	23.8	14.3	19.8
\$251 - 275	4.2	21.3	8.4	11.4	10.8	5.8
\$276 - 300	0.5	11.1	12.6	6.1	12.7	13.2
\$301 - 350	1.6	7.4	32.7	3.8	12.4	19.8
\$351 - 450	0.5	2.5	18.9	0.8	5.8	5.8
\$451+	0.0	0.0	0.0	0.4	1.2	1.7
Total (%)	100	100	100	100	100	100
Sample Size	190	244	95	264	259	121

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TABLE 2.3C

DISTRIBUTION OF RENT BY BEDROOM COUNT

October 1979 Rent	L O N D O N			T H U N D E R B A Y		
	1 Bedroom (%)	2 Bedroom (%)	3 Bedroom (%)	1 Bedroom (%)	2 Bedroom (%)	3 Bedroom (%)
To \$150	9.3	3.6	4.7	15.2	6.6	9.4
\$151 - 200	30.8	15.1	4.7	26.7	11.1	6.0
\$201 - 225	24.2	12.9	5.3	13.7	6.3	3.4
\$226 - 250	26.0	25.9	9.3	16.7	9.8	4.0
\$251 - 275	5.9	17.9	10.0	13.7	17.4	3.4
\$276 - 300	1.5	12.6	17.3	9.6	20.3	15.4
\$301 - 350	1.9	8.1	36.7	4.4	19.0	26.2
\$351 - 450	0.0	3.1	10.7	0.0	9.2	29.5
\$451+	0.4	0.8	1.3	0.0	0.3	2.7
Total (%)	100	100	100	100	100	100
Sample Size	269	357	150	270	316	149

TABLE 2.3D

DISTRIBUTION OF RENT BY BEDROOM COUNT

S U D B U R Y

October 1979 Rent	1 Bedroom (%)	2 Bedroom (%)	3 Bedroom (%)
To \$150	31.7	19.6	11.8
\$151 - 200	37.3	28.2	26.6
\$201 - 225	8.6	13.3	10.3
\$226 - 250	13.4	17.7	15.3
\$251 - 275	7.1	9.2	7.4
\$276 - 300	1.5	6.8	10.8
\$301 - 350	0.4	4.9	9.4
\$351 - 450	0.0	0.3	7.9
\$451+	0.0	0.0	0.5
Total (%)	100	100	100
Sample Size	268	368	203

TABLE 2.4

OCTOBER 1979 RENT DISTRIBUTION
BY BUILDING SIZE

Municipality	Building Size	To \$150 (%)	\$151 -200 (%)	\$201 -225 (%)	\$226 -250 (%)	\$251 -275 (%)	\$276 300 (%)	\$301 -350 (%)	\$351 -450 (%)	Over \$450 (%)	Total (%)	Average Rent (\$)	Sample Size
Metro Toronto	-Less than 6 units -6 units or more	7.7	15.0	5.6	11.1	11.5	9.4	12.4	17.0	10.3	100	304	234
		2.2	7.5	6.9	18.2	12.1	16.4	21.8	12.5	2.4	100	286	505
Ottawa	-Less than 6 units -6 units or more	5.2	17.8	5.2	11.7	9.0	8.5	15.2	20.7	6.7	100	293	343
		2.4	8.4	12.9	13.7	17.7	14.5	18.3	10.3	1.8	100	279	379
Hamilton	-Less than 6 units -6 units or more	18.4	23.6	9.9	9.0	9.4	6.6	13.7	8.5	0.9	100	235	212
		4.0	24.3	20.9	21.1	13.7	7.1	6.6	2.3	0.0	100	232	350
Windsor	-Less than 6 units -6 units or more	21.2	32.4	6.5	14.4	6.0	7.3	9.5	2.2	0.5	100	214	368
		8.4	17.7	9.6	22.7	13.1	11.9	10.2	5.2	1.2	100	247	344
London	-Less than 6 units -6 units or more	14.6	20.0	9.7	13.7	7.7	10.3	15.7	7.7	0.6	100	244	350
		2.4	19.3	18.1	26.5	14.3	8.1	7.5	2.4	1.4	100	243	491
Thunder Bay	-Less than 6 units -6 units or more	13.2	20.2	8.0	9.8	9.0	13.2	14.2	11.4	1.0	100	255	499
		7.9	10.3	8.9	12.0	18.3	17.9	15.5	8.9	0.3	100	262	291
Sudbury	-Less than 6 units -6 units or more	30.6	34.0	9.4	10.3	3.4	6.1	4.0	2.0	0.2	100	194	553
		9.9	25.2	12.4	23.1	14.6	6.3	6.0	2.5	0.0	100	225	364

NOTE: Statistics may differ slightly from Table 2.2
due to missing data.

TABLE 2.5

DISTRIBUTION OF SEPARATE CHARGE AMOUNTS

<u>Municipality</u>	<u>No Separate Charges (%)</u>	<u>\$1 - 10 (%)</u>	<u>\$11 - 30 (%)</u>	<u>\$31+ (%)</u>	<u>Total (%)</u>	<u>Sample Size</u>
Metro Toronto	71.3	6.4	21.5	0.8	100	721
Ottawa	69.2	7.3	21.4	2.1	100	716
Hamilton	77.6	11.5	10.2	0.7	100	557
Windsor	90.2	2.7	6.0	1.1	100	704
London	94.3	3.6	1.9	0.2	100	830
Thunder Bay	93.9	2.8	2.7	0.6	100	785
Sudbury	91.0	4.8	3.5	0.7	100	914

TABLE 2.6

PERCENT CHANGE IN AVERAGE OCTOBER 1979 RENT
AND AVERAGE OCTOBER 1978 RENT FOR TOTAL RENTAL STOCK
(1978 AND 1979 RENTAL MARKET SURVEYS)

Municipality	1 Bedroom			2 Bedroom			3 Bedroom			All Units		
	1 Bedroom			2 Bedroom			3 Bedroom			All Units		
	Avg. Rent Oct/78 (\$)	Avg. Rent Oct/79 (\$)	Percent Change	Avg. Rent Oct/78 (\$)	Avg. Rent Oct/79 (\$)	Percent Change	Avg. Rent Oct/78 (\$)	Avg. Rent Oct/79 (\$)	Percent Change	Avg. Rent Oct/78 (\$)	Avg. Rent Oct/79 (\$)	Percent Change
Metro Toronto	239	254	+ 6.3	293	305	+ 4.1	343	370	+ 7.1	273	292	+ 7.0
Ottawa	227	250	+10.1	275	290	+ 5.5	302	328	+ 8.6	259	286	+10.4
Hamilton	190	197	+ 3.7	235	245	+ 4.3	270	297	+10.0	224	234	+ 4.5
London	193	210	+ 8.8	227	250	+10.1	*	294	*	223	243	+ 9.0
Thunder Bay	203	215	+ 5.9	252	271	+ 7.5	*	311	*	236	256	+ 8.5
Sudbury	176	182	+ 3.4	190	207	+ 8.9	*	238	*	196	206	+ 5.1

* No estimates calculated due to small sample size.

NOTE: Windsor was not surveyed in 1978, and
is omitted from this table.

TABLE 2.7

RENT LEVEL DISTRIBUTION
OCTOBER 1978, OCTOBER 1979
(1978 AND 1979 RENTAL MARKET SURVEYS)

<u>Municipality</u>	<u>Survey Period</u>	<u>To \$150</u> (%)	<u>\$151 -200</u> (%)	<u>\$201 -250</u> (%)	<u>\$251 -300</u> (%)	<u>Over \$300</u> (%)	<u>Total</u> (%)	<u>Sample Size</u>
Metro Toronto	- Oct. 1979	3.9	9.9	22.5	26.1	37.6	100	739
	- Oct. 1978	4.9	13.3	26.4	28.4	27.0	100	1,177
Ottawa	- Oct. 1979	3.7	12.9	22.0	25.2	36.2	100	722
	- Oct. 1978	6.9	17.7	26.5	25.3	23.6	100	1,065
Hamilton	- Oct. 1979	9.4	24.1	33.2	19.0	14.3	100	562
	- Oct. 1978	11.0	29.4	32.6	17.1	9.9	100	1,097
London	- Oct. 1979	7.5	19.7	35.7	20.5	16.6	100	841
	- Oct. 1978	7.7	31.9	34.0	17.3	9.1	100	439
Thunder Bay	- Oct. 1979	11.3	16.5	19.0	27.3	25.9	100	790
	- Oct. 1978	13.1	23.8	26.8	17.3	19.0	100	404
Sudbury	- Oct. 1979	22.4	30.4	26.0	14.1	7.1	100	917
	- Oct. 1978	28.3	31.7	21.1	13.4	5.5	100	403

NOTES: Statistics may differ slightly from Table 2.2 due to rounding procedures.

Windsor was not surveyed prior to 1979 and is omitted from the table.

III. MAINTENANCE AND SERVICES

Comparisons of Current Levels and Change in Levels of Maintenance and Services Among Cities

Distributions of current levels in the quality of maintenance and services provided by the landlords, as perceived by the tenant, are presented in Table 3.1. Table 3.2 presents the distribution of perceived change in maintenance and services from October, 1978 to October, 1979 among non-mover tenants.

There are small but systematic percentage differences in maintenance levels among the cities present in both Tables 3.1 and 3.2. The differences are small but systematic. An assignment of rank orders to entire distributions simplifies interpretation of such distributions. In addition, the rank orders can be easily compared to rank orders for other measures. The following table presents the rank order of municipalities for the following attributes: 1) level of maintenance 2) improvement in the level of maintenance (1978 to 1979) median percent rent increase 4) average rent level and 5) population size.

RANK ORDER OF SURVEYED MUNICIPALITIES
BY VARIOUS ATTRIBUTES

<u>Municipality</u>	<u>Level of Maintenance</u>	<u>Improvement in Level of Maintenance</u>	<u>Median % Rent Increase</u>	<u>Average Rent Level</u>	<u>Population Size</u>
	A*	A	D	D	D
Sudbury	1	1	1	1	1
London	2	3	3	4	4
Thunder Bay	3	4	2	5	2
Ottawa	4	5	6	6	6
Windsor	5	2	4	2	3
Hamilton	6	6	5	3	5
Toronto	7	7	7	7	7

- * The A's and D's refer to ascending or descending ordering. For example (A) Sudbury has the highest level of maintenance while Toronto has the lowest. On the other hand (D) Sudbury has the lowest population while Toronto has the highest.

Examination of the table shows that general agreement is present among high levels of maintenance, low median rent increase and low population size. In general, tenants in the smaller cities can expect higher maintenance levels, lower median percent rent increases, and to a lesser extent, lower rent levels. However, the preceding conclusion is not unqualified.

- The maintenance measures are tenant perceptions. The results reflect how tenants feel toward landlords in general as well as actual levels of maintenance. Certainly, levels of rent increase affect tenant preception.

- Population size in itself may not be as important as some associated measures such as level of industrialization.

Comparison Among Current Levels and Change in the
Quality of Maintenance and Services with Various
Measures

Table 3.3 to 3.8 present comparisons of maintenance level distributions across building size, annual family income and 1978 to 1979 levels. Little evidence is present that suggests genuine differences among any of the comparisons. Except for isolated instances, perceived maintenance levels are not related to building size, annual family income and have not changed since October, 1978.

TABLE 3.1

CURRENT QUALITY OF MAINTENANCE AND SERVICES
- TENANT PERCEPTION -

<u>Municipality</u>	<u>Very Good (%)</u>	<u>Good (%)</u>	<u>Adequate (%)</u>	<u>Poor (%)</u>	<u>Very Poor (%)</u>	<u>Total (%)</u>	<u>Sample Size</u>
Metro Toronto	28.3	27.3	28.0	10.3	6.1	100	735
Ottawa	30.0	30.3	25.9	9.6	4.2	100	711
Hamilton	28.5	30.1	26.0	9.4	6.0	100	562
Windsor	28.4	30.4	25.3	10.5	5.4	100	704
London	33.1	32.9	23.7	6.5	3.8	100	840
Thunder Bay	28.6	35.9	21.4	10.3	3.8	100	789
Sudbury	37.8	31.8	20.0	6.4	4.0	100	905

TABLE 3.2

CHANGE IN LEVEL OF MAINTENANCE AND SERVICES (NON-MOVERS)
- TENANT PERCEPTION -

<u>Municipality</u>	<u>Improved A Lot (%)</u>	<u>Improved A Little (%)</u>	<u>Same (%)</u>	<u>A Little Worse (%)</u>	<u>A Lot Worse (%)</u>	<u>Total (%)</u>	<u>Sample Size</u>
Metro Toronto	4.3	13.8	67.8	9.2	4.9	100	465
Ottawa	5.1	12.4	73.6	7.5	1.4	100	429
Hamilton	5.9	11.9	69.5	9.0	3.7	100	354
Windsor	6.3	16.9	67.8	6.8	2.2	100	366
London	5.6	15.7	70.1	7.0	1.6	100	428
Thunder Bay	3.8	15.4	73.9	5.1	1.8	100	396
Sudbury	7.4	17.9	67.8	5.8	1.1	100	537

TABLE 3.3

CURRENT QUALITY OF MAINTENANCE AND SERVICES
BY BUILDING SIZE
- TENANT PERCEPTION -

Municipality	Building Size	Very Good (%)	Good (%)	Adequate (%)	Poor (%)	Very Poor (%)	Total (%)	Sample Size
Metro Toronto	- Less than 6 units	28.8	26.1	26.5	11.5	7.1	100	226
	- 6 units or more	27.6	28.2	28.9	9.9	5.4	100	503
Ottawa	- Less than 6 units	29.6	30.9	24.8	9.0	5.7	100	335
	- 6 units or more	30.3	29.8	26.9	10.1	2.9	100	376
Hamilton	- Less than 6 units	26.1	30.9	23.7	11.6	7.7	100	207
	- 6 units or more	30.0	30.0	26.9	8.0	5.1	100	350
Windsor	- Less than 6 units	23.7	30.0	27.3	10.9	8.1	100	359
	- 6 units or more	33.3	30.6	23.3	10.2	2.6	100	343
London	- Less than 6 units	29.6	31.9	25.0	8.6	4.9	100	348
	- 6 units or more	35.9	33.4	22.7	4.9	3.1	100	488
Thunder Bay	- Less than 6 units	29.8	35.7	19.4	11.3	3.8	100	494
	- 6 units or more	26.3	36.3	24.9	8.7	3.8	100	289
Sudbury	- Less than 6 units	38.3	30.8	20.0	6.1	4.8	100	539
	- 6 units or more	37.3	33.1	20.2	6.9	2.5	100	362

NOTE: Statistics may differ slightly from Table 3.1 due to missing data.

TABLE 3.4

CURRENT QUALITY OF MAINTENANCE AND SERVICES
BY ANNUAL FAMILY INCOME
- TENANT PERCEPTION -

Municipality	Annual Family Income	Very Good (%)	Good (%)	Adequate (%)	Poor (%)	Very Poor (%)	Total (%)	Sample Size
Metro Toronto	- Less than \$15,000	23.3	25.5	31.4	11.0	8.8	100	318
	- \$15,000 and over	31.8	28.6	25.2	10.5	3.9	100	381
Ottawa	- Less than \$15,000	27.3	29.0	25.1	12.4	6.2	100	275
	- \$15,000 and over	32.9	30.5	25.9	7.9	2.8	100	390
Hamilton	- Less than \$15,000	28.1	29.3	23.6	12.2	6.8	100	263
	- \$15,000 and over	28.3	31.4	27.9	6.6	5.8	100	258
Windsor	- Less than \$15,000	26.4	31.3	23.6	11.9	6.8	100	352
	- \$15,000 and over	29.7	29.7	27.9	9.5	3.2	100	283
London	- Less than \$15,000	29.9	33.3	25.6	6.9	4.3	100	492
	- \$15,000 and over	36.4	32.8	21.2	6.6	3.0	100	302
Thunder Bay	- Less than \$15,000	25.0	38.8	21.9	10.4	3.9	100	356
	- \$15,000 and over	30.2	35.0	22.0	9.4	3.4	100	381
Sudbury	- Less than \$15,000	36.9	32.2	21.6	6.3	2.9	100	444
	- \$15,000 and over	39.0	30.4	17.8	7.4	5.4	100	405

NOTE: Statistics may differ slightly from
Table 3.1 due to missing data.

TABLE 3.5

CHANGE IN LEVEL OF MAINTENANCE AND SERVICES (NON-MOVERS)
BY BUILDING SIZE
- TENANT PERCEPTION -

Municipality	Building Size	Improved		A			Total (%)	Sample Size
		A Lot (%)	A Little (%)	Same (%)	Little Worse (%)	A Lot Worse (%)		
Metro Toronto	- Less than 6 units	5.8	17.5	65.8	5.8	5.1	100	137
	- 6 units or more	3.4	12.1	68.7	10.8	5.0	100	323
Ottawa	- Less than 6 units	6.8	11.1	74.8	6.3	1.0	100	207
	- 6 units or more	3.6	13.5	72.5	8.6	1.8	100	222
Hamilton	- Less than 6 units	5.6	10.3	76.9	4.8	2.4	100	126
	- 6 units or more	6.3	12.9	65.1	11.2	4.5	100	224
Windsor	- Less than 6 units	6.0	22.4	62.9	7.1	1.6	100	183
	- 6 units or more	6.6	11.0	73.1	6.6	2.7	100	182
London	- Less than 6 units	6.1	7.3	77.5	7.3	1.8	100	165
	- 6 units or more	5.6	20.5	64.5	7.7	1.7	100	234
Thunder Bay	- Less than 6 units	4.3	14.2	76.4	3.4	1.7	100	233
	- 6 units or more	3.1	16.4	71.1	7.5	1.9	100	159
Sudbury	- Less than 6 units	9.4	19.7	64.6	4.8	1.5	100	330
	- 6 units or more	4.4	15.1	72.7	7.3	0.5	100	205

NOTE: Statistics may differ slightly from Table 3.2 due to missing data.

TABLE 3.6

CHANGE IN LEVEL OF MAINTENANCE AND SERVICES (NON-MOVERS)
BY ANNUAL FAMILY INCOME
- TENANT PERCEPTION -

Municipality	Annual Family Income	Improved		A		Total (%)	Sample Size
		A Lot (%)	Little (%)	Same (%)	Little Worse (%)		
Metro Toronto	- Less than \$15,000	3.4	16.1	64.9	8.3	100	205
	- \$15,000 or more	5.6	10.8	69.4	10.3	100	232
Ottawa	- Less than \$15,000	3.1	11.3	75.6	7.5	100	159
	- \$15,000 or more	7.0	12.3	72.9	7.0	100	243
Hamilton	- Less than \$15,000	4.5	8.9	73.8	8.3	100	157
	- \$15,000 or more	8.4	14.4	64.0	9.6	100	167
Windsor	- Less than \$15,000	3.9	17.7	69.5	6.1	100	181
	- \$15,000 or more	7.9	15.1	68.4	7.9	100	152
London	- Less than \$15,000	5.6	20.5	64.5	7.7	100	234
	- \$15,000 or more	6.1	7.3	77.5	7.3	100	165
Thunder Bay	- Less than \$15,000	3.9	15.6	74.9	3.9	100	179
	- \$15,000 or more	3.1	14.6	74.4	6.3	100	192
Sudbury	- Less than \$15,000	8.2	16.1	70.2	4.7	100	255
	- \$15,000 or more	7.1	20.0	64.1	7.1	100	240

NOTE: Statistics may differ slightly from Table 3.2
due to missing data.

TABLE 3.7

CURRENT LEVEL OF MAINTENANCE AND SERVICES
- TENANT PERCEPTION -
(1978 AND 1979 RENTAL MARKET SURVEYS)

<u>Municipality</u>	<u>Survey Year</u>	<u>Very Good (%)</u>	<u>Good (%)</u>	<u>Adequate (%)</u>	<u>Poor (%)</u>	<u>Very Poor (%)</u>	<u>Total (%)</u>	<u>Sample Size</u>
Metro Toronto	- 1979	28.3	27.3	28.0	10.3	6.1	100	735
	- 1978	29.5	27.2	24.8	11.5	7.0	100	1,167
Ottawa	- 1979	30.0	30.3	25.9	9.6	4.2	100	711
	- 1978	29.6	31.8	24.7	9.6	4.3	100	1,051
Hamilton	- 1979	28.5	30.1	26.0	9.4	6.0	100	562
	- 1978	28.1	32.6	24.1	9.3	5.9	100	1,085
London	- 1979	33.1	32.9	23.7	6.5	3.8	100	840
	- 1978	25.1	31.9	28.2	11.6	3.2	100	439
Thunder Bay	- 1979	28.6	35.9	21.4	10.3	3.8	100	789
	- 1978	28.3	37.1	22.8	6.5	5.3	100	399
Sudbury	- 1979	37.8	31.8	20.0	6.4	4.0	100	905
	- 1978	34.0	34.5	21.6	7.4	2.5	100	403

NOTE: Windsor was not surveyed in 1978 and is omitted from the table.

TABLE 3.8

CHANGE IN LEVEL OF MAINTENANCE AND SERVICES
(NON-MOVERS) - TENANT PERCEPTION -
(1978 AND 1979 RENTAL MARKET SURVEYS)

Municipality	Survey Year	Improved A Lot (%)	Improved A Little (%)	Same (%)	A Little Worse (%)	A Lot Worse (%)	Total (%)	Sample Size
Metro Toronto	- 1979	4.3	13.8	67.8	9.2	4.9	100	465
	- 1978	7.3	12.6	68.3	8.5	3.3	100	784
Ottawa	- 1979	5.1	12.4	73.6	7.5	1.4	100	429
	- 1978	5.4	13.9	71.3	7.2	2.2	100	624
Hamilton	- 1979	5.9	11.9	69.5	9.0	3.7	100	354
	- 1978	6.2	12.3	72.2	7.2	2.1	100	676
London	- 1979	5.6	15.7	70.1	7.0	1.6	100	428
	- 1978	5.8	16.0	70.2	5.3	2.7	100	225
Thunder Bay	- 1979	3.8	15.4	73.9	5.1	1.8	100	396
	- 1978	5.6	9.3	77.2	5.6	2.3	100	216
Sudbury	- 1979	7.4	17.9	67.8	5.8	1.1	100	537
	- 1978	9.5	14.5	72.3	3.3	0.4	100	242

NOTE: Windsor was not surveyed in 1978 and is omitted from the table.

IV. TECHNICAL APPENDIX

The 1979 Rental Market Survey Report is based on an analysis of data from 5,310 interviews in seven Ontario cities. Table 4.1 indicates the number of completed interviews and completion rates in each surveyed city. Telephone interviews were conducted during October, 1979 by Canadian Facts from central telephone facilities in Toronto and Ottawa.

Interviewers were selected , trained and supervised specifically for the survey. In addition, the survey method and questionnaire are almost identical to the 1977 and 1978 surveys. Many supervisors and interviewers worked on the previous rental surveys.

Study Population

The desired study population is all private rental units in the seven cities surveyed. However, the survey design produces a survey population that is conceptually different than the study population.

Differences are:

- The survey population is rental households rather than rental units, because a household member must respond to the survey. All respondents are male or female heads of households. Vacant units cannot be surveyed.
- Surveyed units must also have a telephone identified with a single rental unit, and a respondent available and willing to be surveyed. All telephones in rooming houses are excluded.

- The survey population includes households outside of the identified cities, because telephone exchanges are selected from directories. The exchanges do not necessarily follow municipal boundaries.
- Interviews were undertaken in French and English only.

The survey method undoubtedly underrepresents some groups, such as rooming house residents. However, survey results should not be appreciably biased. Sample representation of various groups can be judged from Tables 4.4 to 4.6.

Sample Design

A random probability sample of telephone directory numbers is drawn by systematic selection. The last digit of telephone numbers is increased by a constant so unlisted numbers are included in the sample. Small sub-samples are taken by systematic selection and released for processing. Sub-samples are taken and processed until a desired sample size of completed interviews is achieved. However, once a sub-sample is released for processing, the entire sub-sample is processed.

The sample design is more economical to execute than computer generated random numbers. Computer generated numbers contain a much greater percentage of unusable numbers, and more interview time is

required. However, the sample population reflects the distribution of renter telephone exchanges rather than the true geographical distribution of renters. Only minor distortions are likely to result due to sample design, and cost advantages outweigh statistical considerations.

Call Back Procedures

All telephone numbers were tried at least once during weekday working hours. Non-answering numbers were allotted nine call-backs distributed across various times and days. Evening and Saturday morning interviewing times were included. Individual numbers could receive up to 27 call-backs if numbers are alternately busy and non-answering. Refusals were recontacted by specially trained interviewers.

Completion Rates

A total of 35,282 telephone numbers were sampled.

Of the total:	35,282
9,233 numbers were unusable (non-working, non-residential, etc).	26,049
15,811 numbers did not qualify (owners, government subsidized rent, etc)	10,238
4,689 numbers were non-completions. (Refusals, language problems, not at home, etc). Within the non-completion group, 998 numbers were estimated to be non-qualifiers, such as owners.	
3,690 numbers were estimated non-completion among renters	6,548

The overall completion rate is 81.1% (5,310 completions divided by 6,547 sampled rental units). Rates in individual cities range from 72.6% in Toronto to 85.0% in Thunder Bay. The rates exclude an estimate of the number of non-qualifiers in categories where status could not be determined.

Estimate Precision

All statistics in the report are derived from a sample of all rental units. Reported statistics will vary somewhat from the true values obtained if all units were measured. Consequently, sample statistics are better interpreted as ranges of probable values. The ranges are calculated as the sample statistics plus and minus some value.

The ranges are interpreted as a set of values that is almost certain to contain the true value*, and estimate precision is nothing more than the width of the range. Sample statistics form the centre of ranges, but values near sample statistics are no better estimates of true values than values near the end

* The technical term is confidence interval, and all ranges reported are calculated to 95%. A 5% chance that true values fall outside ranges is present. If a 10% risk of error is acceptable, the ranges would be slightly narrower.

of ranges. For example, a decision may depend on whether average rents in Hamilton reached \$230. The sample average is \$234, but \$230 is included in the precision range. \$228.5 is the lower bound, and \$229 is as good an estimate of the true average as \$234. The sample statistic does not have enough precision to determine if Hamilton average rents are less than or greater than \$230 unless a large risk of error is accepted.

Table 4.2 gives the precision associated with percentage estimates found in the report, and Table 4.3 gives the precision of average rent levels by bedroom count.

Precision of Average and Median Percent Rent Increases

The precision of medians can be stated only in special conditions. Generally the precision is very high when medians fall in high density regions of cases. Only Sudbury and Thunder Bay show medians in relatively low case density regions.

The precision for average percent rent increases including no increase cases should not be considered. The precision is extremely low. The precision of averages including no increased cases is generally less than $\pm 0.5\%$.

Comparison of Sample Statistics

Appropriate tests were calculated, and generally the terms "strong difference or genuine difference" used in the text indicates significant test results.

Statistics presented in *Italic* type imply comparisons that do not achieve significance. The particular tests calculated follow typical usage, but non-parametric tests were used for percent rent increase distributions.

TABLE 4.1

SAMPLE SIZES AND COMPLETION RATES

<u>Municipality</u>	<u>Number of Interviews</u>	<u>Completion Rate (%)</u>
Metro Toronto	745	73
Ottawa	722	80
Hamilton	567	82
Windsor	714	80
London	845	78
Thunder Bay	796	85
Sudbury	921	85

TABLE 4.2

APPROXIMATE PRECISION OF PERCENTAGE ESTIMATES
(In Percentage points at 95% Confidence Level)

Percentage Estimates Near	<u>S a m p l e S i z e</u>							
	<u>1200</u>	<u>1000</u>	<u>800</u>	<u>600</u>	<u>400</u>	<u>200</u>	<u>100</u>	<u>50</u>
> 5	1.2	1.3	1.5	1.7	2.1	3.0	*	*
10	1.7	1.9	2.1	2.5	3.0	4.2	6.0	*
20	2.3	2.5	2.8	3.3	4.0	5.7	8.0	*
30	2.6	2.9	3.2	3.8	4.6	6.5	9.2	12.8
40	2.8	3.1	3.5	4.0	4.9	6.9	9.8	13.7
50	2.9	3.2	3.6	4.1	5.0	7.1	10.0	14.0
60	2.8	3.1	3.5	4.0	4.9	6.9	9.8	13.7
70	2.6	2.9	3.2	3.8	4.6	6.5	9.2	12.8
80	2.3	2.5	2.8	3.3	4.0	5.7	8.0	*
90	1.7	1.9	2.1	2.5	3.0	4.2	6.0	*
< 95	1.2	1.3	1.5	1.7	2.1	3.0	*	*

* Approximations cannot be made.

Example:

Table 3.3 indicates that 28.8% of Toronto tenants in small buildings consider the quality of building maintenance as very good. The approximate precision is obtained by selecting the value (6.5) at the intersection of the 30% estimate row and 200 sample size column. The approximate estimate precision is $28.8 \pm 6.5\%$, and only a 5% chance exists that the true percentage is not between 22.3% and 35.3%. Of course, the range is smaller if one is willing to risk a greater than 5% chance of error.

TABLE 4.3

OCTOBER 1979 AVERAGE RENTS BY BEDROOM COUNT
WITH DESCRIPTIVE STATISTICS

<u>Municipality</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>All Units</u>
Metro Toronto				
- Avg. Rent/Precision	\$254 ± 6.71	\$305 ± 8.71	\$370 ± 23.23	\$292 ± 7.00
- Standard Deviation/Sample Size	56.2160/272	75.3814/290	121.1896/107	94.1836/745
Ottawa				
- Avg. Rent/Precision	\$250 ± 8.12	\$290 ± 9.03	\$328 ± 16.23	\$286 ± 6.75
- Standard Deviation/Sample Size	63.4646/237	72.0910/253	105.9193/166	92.2760/722
Hamilton				
- Avg. Rent/Precision	\$197 ± 6.59	\$245 ± 5.97	\$297 ± 14.50	\$234 ± 5.50
- Standard Deviation/Sample Size	46.0831/190	47.3063/244	71.1569/95	66.8116/566
Windsor				
- Avg. Rent/Precision	\$215 ± 7.38	\$244 ± 10.74	\$256 ± 15.06	\$230 ± 5.84
- Standard Deviation/Sample Size	60.8871/264	87.8105/259	83.6703/121	79.4448/714
London				
- Avg. Rent/Precision	\$210 ± 6.73	\$250 ± 6.30	\$294 ± 11.10	\$243 ± 4.90
- Standard Deviation/Sample Size	56.0889/269	60.5216/357	68.7697/150	72.6147/845
Thunder Bay				
- Avg. Rent/Precision	\$215 ± 7.11	\$271 ± 7.55	\$311 ± 14.94	\$256 ± 5.78
- Standard Deviation/Sample Size	59.3713/270	68.2519/316	92.2623/149	83.1110/796
Sudbury				
- Avg. Rent/Precision	\$182 ± 6.12	\$207 ± 5.94	\$238 ± 10.31	\$206 ± 4.26
- Standard Deviation/Sample Size	50.9207/268	57.9406/368	74.5140/203	65.8379/921

* Standard deviations are measures of dispersion that indicate how closely cases cluster around the average. However, the standard deviation is a mathematical quantity that is useful in calculating various statistical tests. No convenient intuitive interpretation can be stated, but the measure represents something like the average difference between rent levels for each unit and the average rent level.

TABLE 4.4

SAMPLE DISTRIBUTION BY BEDROOM COUNT

<u>Municipality</u>	<u>Room and Bachelor (%)</u>	<u>One Bedroom (%)</u>	<u>Two Bedroom (%)</u>	<u>Three or more Bedrooms (%)</u>	<u>Total (%)</u>	<u>Sample Size</u>
Metro Toronto	8.1	36.5	38.9	16.5	100	745
Ottawa	4.9	32.8	35.0	27.3	100	722
Hamilton	5.1	33.6	43.1	18.2	100	566
Windsor	7.6	37.0	36.3	19.1	100	714
London	5.7	31.8	42.2	20.3	100	845
Thunder Bay	5.1	33.9	39.8	21.2	100	796
Sudbury	4.5	29.1	39.9	26.5	100	921

TABLE 4.5

SAMPLE DISTRIBUTION BY BUILDING SIZE				
Municipality	Six Units Or More (%)	Less than Six Units (%)	Total (%)	Sample Size
Metro Toronto	68.3	31.7	100	739
Ottawa	52.5	47.5	100	722
Hamilton	62.3	37.7	100	562
Windsor	48.3	51.7	100	712
London	58.4	41.6	100	841
Thunder Bay	36.8	63.2	100	790
Sudbury	39.7	60.3	100	917

TABLE 4.6
SAMPLE DISTRIBUTION BY DWELLING TYPE

<u>Municipality</u>	<u>Single Family (%)</u>	<u>Duplex (%)</u>	<u>Row or Townhouse (%)</u>	<u>Room (%)</u>	<u>Apartment Or Flat (%)</u>	<u>Mobile (%)</u>	<u>Total (%)</u>	<u>Sample Size</u>
Metro Toronto	7.2	4.8	4.8	1.5	81.7	0.0	100	745
Ottawa	6.9	9.0	16.5	0.7	66.6	0.3	100	722
Hamilton	9.2	6.0	10.0	2.1	72.7	0.0	100	567
Windsor	13.2	10.9	7.3	2.1	66.4	0.1	100	714
London	9.7	5.9	11.7	1.4	71.3	0.0	100	845
Thunder Bay	20.2	8.2	7.7	2.1	61.2	0.6	100	796
Sudbury	19.5	10.0	6.6	1.1	62.0	0.8	100	921

